

+OWNERSHIP 1011104
 HOLMAN ELIZABETH
 304 E WASHINGTON AVE
 KINSTON NC 28501-4461
 DEED: 1878 735

2024 1/04/2024

PROPERTY DESCRIPTION
 304 E WASHINGTON AVE
 304 E WASHINGTON AV
 304 E WASHINGTON AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER
 452556446976
 RECORD NUMBER: 5807
 ROUTE 56077000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

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 C 8
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 4 4
 0 0
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 A +
 +-----25-----+
 B :
 8 8
 +-----25-----+

TOPO	STREET	UTILITY	ZONING	.130 ACRES	NBHD
					0205

NOTES:01 RENOVATIONS COMPLETE FOR

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE: 3000

#	OTHER FEAT	SIZE	BASERATE	*SIZ*	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	SPACEHTR	METAL	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

RES - IMP E AYB 1901 EYB 1947
 DIMENSIONS: A-DU40DR25DD40DL25 B-DD8DR25DU8DL25 C-MR2MU40DU8DR21DD8DL21

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1000	1.00	79.84	.9125		72.854	1000	1.00	72854				
	0106 SPACEHTR							1000						
	0101 WOOD							1000						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	200	1.00	31.91	.6658		21.245	200	1.00	4249				
C	81 PORCH	168	1.00	31.91	.6658		21.245	168	1.00	3569				
			HSF:	1000.00			%COMP: 100			83672	.76	63590	- .70-	= 16120
			MKT	84.50			STRUCTURE VALUE:			63.59	OGRCN/HSF	16.12	FMV/HSF	16120

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	WD		19120
OTHERFEAT				03132020		
STRUCTURE	16120	16120	100%	1878-735		
TOTAL	19120	19120	100%	16000	0119%	

APPRaised-VALUE: 19120